



CITY OF SOMERVILLE, MASSACHUSETTS
MAYOR'S OFFICE OF STRATEGIC PLANNING & COMMUNITY DEVELOPMENT
JOSEPH A. CURTATONE
MAYOR

MICHAEL F. GLAVIN
EXECUTIVE DIRECTOR

PLANNING DIVISION

STAFF

GEORGE PROAKIS, *DIRECTOR OF PLANNING*
SARAH LEWIS, *SENIOR PLANNER*
SARAH WHITE, *PRESERVATION PLANNER*
ALEX MELLO, *PLANNER*
DAWN PEREIRA, *ADMINISTRATIVE ASSISTANT*

MEMBERS

KEVIN PRIOR, *CHAIR*
MICHAEL A. CAPUANO, *ESQ.*
JOSEPH FAVALORO
DOROTHY A. KELLY GAY
REBECCA LYN COOPER
GERARD AMARAL, *ALT*

PLANNING BOARD AGENDA REVISED

A **public hearing** for all interested parties will be held by the Planning Board on **Thursday, May 4, 2017** at 6:00 p.m. in the **Central Library, Conference Room, 79 Highland Avenue, Somerville, MA.**

Previously Continued Cases to a Future Date

Assembly Row Block 8 – 300-398 Assembly Row: (Case #PB 2017-06)	
Applicant:	SRI Assembly Row B8, LLC
Property Owner:	SRI Assembly Row B8, LLC
Agent:	
Legal Notice:	Applicant and Owner, SRI Assembly Row B8, LLC, seek a Special Permit with Site Plan Review–A, final level approval of “Block 8” (identified as MBL 99-A-14) of the Planned Unit Development Preliminary Master Plan (PUD-PMP) approved by the Planning Board on December 14, 2006 and as revised on August 5, 2010 and June 19, 2014. Applicant and Owner seek approval under SZO Article §16.8.3 and §5.2 to construct a mixed-use building with approx. 26,500 sf retail space, 500 residential units, and approx. 500 parking spaces. The uses include those approved in the PUD-PMP. The residential development is subject to inclusionary housing requirements. The Applicant and Owner also seek waivers (S.Z.O. §6.4.12, & 16.11) for the signage height limit of 35’ along Great River Road under §6.4.14, the submission of a landscape and screening plan under §5.3.2.10, the Planning Board’s right of first refusal or option to purchase the inclusionary units under §13.3.5, and from the inclusionary housing requirements under §13.3.4 as permitted by §16.10.2 of the SZO. Assembly Square Mixed Use District (ASMD); Planned Unit Development Overlay District - A (PUD-A) / Ward 1.
Date(s) of Hearing(s):	4/6, 4/20
Staff Recommendation:	Conditional Approval of the SPSR-A Approval of §6.4.14 & §5.3.2 Waiver Requests Conditional Approval of the §13.3.5 Waiver Request No Recommendation of the §16.10.2 Waiver Request
PB Action:	Voted on April 20, 2017 to continue the application to May 18, 2017.
Current Status:	Will be heard on May 18th, 2017.

Previously Opened Cases that are Requesting a Continuance

118-120 Broadway: (Case #PB 2016-16)	
Applicant:	GoodFood Restaurant Group, LLC
Property Owner:	GoodFood Restaurant Group, LLC
Agent:	Sean T. O’Donovan, Esq.
Legal Notice:	Applicant/Owner, GoodFood Restaurant Group LLC, seeks a Special Permit with Site Plan Review under SZO §5.2 to approve replacement of a one-story building with a new construction 5-story/3-story mixed-use building (retail ground floor and 24 residential units, 4 of which are inclusionary units) and §9.13 for an integral parking structure with 20 vehicle spaces (1 handicap, 3 parallel, and 16 compact). CCD Zone. Ward 1.
Date(s) of Hearing(s):	3/16, 4/6, 4/20, 5/4
Staff Recommendation:	Recommends conditional approval.
PB Action:	Voted on April 20, 2017 to continue the application to May 4, 2017.
Current Status:	The Applicant submitted a written request to continue the application to May 18, 2017.

New Cases that are Requesting a Continuance

118-124 College Avenue: (Case #PB 2016-51)	
Applicant:	Lacourt Realty, LLC
Property Owner:	Lacourt Realty, LLC
Agent:	N/A
Legal Notice:	Lacourt Realty, LLC c/o Mouhab Rizkallah) seeks Design and Site Plan Review under Section 5.4 of the SZO for the purpose of merging 8 Kenwood Street, 14 Kenwood Street, 16 Kenwood Street, 18 Kenwood Street, 116 College Avenue and 118-124 College Avenue into one lot. RB zone. Ward 6.
Date(s) of Hearing(s):	5/4
Staff Recommendation:	None at this time.
PB Action:	---
Current Status:	The Applicant submitted a written request to continue the application to May 18, 2017.

New Cases to be Opened and Heard

321 Somerville Avenue: (Case #PB 2017-	
Applicant:	Henry R. Lareau, Jr.
Property Owner:	Sam C. Stamatatos, Trustee, 16 Bow Street Realty Trust
Agent:	Jack Cochran
Legal Notice:	Applicant, Henry R. Lareau, Jr., and Owner, Sam C. Stamatatos, Trustee of the 16 Bow Street Realty Trust, seek a special permit under §6.1.22.D.5.a. of the Somerville Zoning Ordinance to make façade alterations to the existing structure. CCD-55 zone. Ward 3.
Date(s) of Hearing(s):	5/4
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on May 4, 2017.

46 Broadway: (Case #PB 2017-07)	
Applicant:	Taco Loco Mexican Grilled, LLC
Property Owner:	46-48 Broadway, LLC
Agent:	Juan Carlos Morales
Legal Notice:	Applicant, Taco Loco Mexican Grilled LLC, and Owner, 46-48 Broadway LLC, seek a special permit under §6.5.D.5.a of the Somerville Zoning Ordinance (SZO) to make façade alterations to the existing structure, a special permit under §6.5.D.6 for outdoor dining, and a special permit under §9.13 for parking relief. TOD-55 zone. Ward 1.
Date(s) of Hearing(s):	5/4
Staff Recommendation:	Recommends conditional approval.
PB Action:	---
Current Status:	Will be heard on May 4, 2017.

Other Business

Approval of past minutes

Plans and reports are available at the City of Somerville website at the following link:
www.somervillema.gov/planningandzoning/reports